

TOWN OF WARWICK ZONING BOARD OF APPEALS

AGENDA

Town of Warwick Zoning Board of Appeals
Chairman, Jan Jansen

April 23, 2018
7:30 p.m.

1. **PUBLIC HEARING OF Warwick Pet Lodge (Cathy Bauman)** - for property located at 54 Jessup Road, Warwick, New York and designated on the Town tax map as Section 29 Block 1 Lot 14.22 and located in an RU District for a variance of the Bulk Area requirements of the Code allowing one side setback of 182 (+/-) feet and the second side setback of 289.7 (+/-) feet where 300 feet are required for the purpose of a proposed dog kennel and grooming business.
2. **PUBLIC HEARING OF Warwick Pioneer Farm, LLC.** - for property located at 65 State Rt 94S, Warwick, New York and designated on the Town tax map as Section 52 Block 1 Lot 26.2 and located in an SL District for a variance of the Bulk Area Requirements of the Code for a lot area variance for proposed Lot 3 of a proposed 4 lot subdivision reducing acreage from 3 acres (required) to 1.5 acres and for a variance of Section 280-a of the Town Law providing access to a municipal highway for proposed Lot 3 over a driveway.
3. **PUBLIC HEARING OF Jeffrey Zygmunt** - for property located at 89 Newport Bridge Road, Warwick, New York and designated on the Town tax map as Section 26 Block 1 Lot 29.1 and located in an RU District for a variance of the Bulk Area Requirements of the Code permitting construction of an addition (garage) to an existing single family dwelling 28 (+/-) feet from the front yard setback where 75 feet are required.
4. **PUBLIC HEARING OF John Curran** - for property located at 29 High Hill Avenue, Warwick, New York and designated on the Town tax map as Section 32 Block 6 Lot 3 and located in an RU District for a variance of the Bulk Area Requirements of the Code permitting construction of an 18 foot 6 inch X 6 foot covered porch 15 (+/-) feet from the front yard setback where 75 feet are required.
5. **PUBLIC HEARING OF Lavinia McNamara** - for property located at 11 Sunset Terrace, Warwick, New York and designated on the Town tax map as Section 36 Block 3 Lot 6 and located in an SM District for a variances of the Bulk Area Requirements of the Code permitting an existing 8 foot X 8 foot shed 4.16 (+/-) feet from the sideline where 5 feet are required; 4.16 (+/-) feet from the dwelling where 10 feet are required and Section 140-4 permitting an existing a 15 foot (circumference) by 4 foot high above ground pool 7.25 (+/-) feet from the sideline where 15 feet are required and 6 (+/-) feet from the house basement where 15 feet are required.

OTHER CONSIDERATIONS:

1. ZBA Minutes of 3/26/18 for ZBA Approval.
2. ZBA to discuss canceling the ZBA Meeting of 5/28/18 "Memorial Day".